This instrument prepared by:	Return Recorded Document to:
Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204	Alexander Ricks PLLC 1420 E. 7th Street, Suite 100 Charlotte, NC 28204

New Owner:
625 Hamilton LP
1420 E. 7th Street, Suite 150
Charlotte, NC 28204

Send Tax Bills To:
Same

Map & Parcel:
Map/Parcel: 105 06 0 316.00
and 105 06 0 315.00
and 105 06 0 317.00
and 105 06 0 318.00
and 105 06 0 319.00
and 105 07 0 240.00
and 105 06 0 313.00
and 105 07 0 310.00
and 105 06 0 349.00
and 105 07 0 309.00

Karen Johnson Davidson County
Batch# 678596 DEEDWARRSP
07/16/2021 03:07:30 PM 8 pgs
Fees: $43.00 Taxes: $24,050.00
20210716-0096058

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF DAVIDSON

HAMILTON & MOORE, L.P., a Tennessee limited partnership (a portion of title was taken erroneously by Hamilton Moore Partnership) (called "Grantor"), in consideration of TEN AND NO/100 ($10.00) DOLLARS and other good and valuable consideration in hand paid by to 625 HAMILTON LP, a Delaware limited partnership, whose address is 1420 E. 7th Street, Suite 150, Charlotte, NC 28204 (called "Grantee"), the receipt and sufficiency of which are acknowledged and confessed, has GRANTED, BARGAINED, SOLD AND CONVEYED, and by these presents GRANTS, BARGAINS, SELLS and CONVEYS unto Grantee, all of its right, title and interest in and to the real property in Davidson County, Tennessee, described on Exhibit A attached hereto and made a part hereof for all purposes, together with (i) all and singular, all of Grantor's right, title and interest in all rights, benefits, privileges, easements, tenements, and appurtenances thereon and pertaining thereto, including all of Grantor's right, title and interest in any land lying in the bed of any streets, roads or avenues opened or proposed, in front of or adjoining such premises, to the center line thereof and to any unpaid awards for any taking by condemnation or any damage to the Property by reason of a changes of grade of any streets or highways, (ii) all of Grantor's right, title and interest in all improvements and buildings on such real property, and (iii) all of Grantor's right, title and interest in all fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (said real property, together with such rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the "Property").

This conveyance is made and accepted subject to all items on Exhibit B attached hereto, to the extent same are valid and affect the Property (such matters being referred to as the "Permitted Exceptions").

TO HAVE AND TO HOLD the Property, subject to the Permitted Exceptions, as aforesaid, unto Grantee, its successors and assigns, forever; and, subject to the Permitted Exceptions, Grantor binds itself and its successors and assigns, to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise.

Real property ad valorem taxes and assessments having been prorated to the date of this Special Warranty Deed, Grantee assumes and agrees to pay when due all such ad valorem property taxes and assessments for the year 2021 and subsequent years.

[SIGNATURE ON FOLLOWING PAGE]

202107160096058

Executed as of July 6th, 2021.

GRANTOR:

HAMILTON & MOORE, L.P.,
a Tennessee limited partnership

By: _____ (SEAL)
Edmond R. Queen, General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Edmond R. Queen**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a general partner and the authorized signatory of **HAMILTON & MOORE, L.P.**, a Tennessee limited partnership, the within named bargainor, and that he in such capacity, and on behalf of the said partnership, executed the foregoing instrument for the purpose therein contained, by signing the name of the partnership by himself in such capacity as its general partner and authorized signatory.

Witness my hand and official seal in Nashville, Tennessee, this 6th day of July, 2021.

_____
Notary Public

My Commission Expires:

12-19-2023

Greg Henry
State of Tennessee Notary Public
Rutherford County
My Commission Expires December 19, 2023

202107160096058

STATE OF Tennessee

COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this ~~transfer~~ is $6,500,000.00.

Affiant

Subscribed and sworn to before me this 6th day of July, 2021.

Notary Public

My Commission Expires: 12-10-2021

Greg Henry
State of Tennessee Notary Public
Rutherford County
My Commission Expires December 19, 2023

EXHIBIT A

PROPERTY

TRACT I:

Being the westerly one-half of Lot No. 26 on the Plan of the Moore Tract of land, as shown on the plan of record in Book 137, Page 91; said part of Lot No. 26 fronts 50 feet on the north side of Moore Avenue and runs back between parallel lines 148-1/2 feet to a dead line.

Being a portion of the same property conveyed to Hamilton & Moore, L.P., a Tennessee Limited Partnership, by Warranty Deed of record in Book 11010, Page 750, in the Register's Office of Davidson County, Tennessee.

TRACT II:

Being the easterly one-half of Lot No. 26 on the Plan of the Moore Tract of land as of record in Book 137, Page 91, Register's Office, and described according to a survey made by George W. Watkins, Surveyor, dated November 14, 1957, as follows: Said part of said lot fronts 50 feet on the northerly side of Moore Avenue and extends back between parallel lines 148.25 feet to a 10 foot alley in the rear on which it measures 50 feet.

Being a portion of the same property conveyed to Hamilton & Moore, L.P., a Tennessee Limited Partnership, by Warranty Deed of record in Book 11010, Page 750, in the Register's Office of Davidson County, Tennessee.

TRACT IIII:

LAND in Davidson County, Tennessee, being the east one-half of Lot No. 27, on the Map of the Moore Heir's Plan, of record in Plat Book 137, Page 91, Register's Office from Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the northerly side of Moore Avenue and runs back between parallel lines 148-1/4 feet to a dead line.

Being the same property conveyed to Hamilton & Moore, L.P., a Tennessee Limited Partnership, by Quitclaim Deed of record in Book 11227, Page 733, in the Register's Office of Davidson County, Tennessee.

TRACT IV:

LAND in Davidson County, Tennessee, being the westerly one-half of Lot No. 27 and all of Lot No. 28, on the Plan of the Moore Property, as of record in Book 137, Page 91, in the Chancery Court for Davidson County, Tennessee.

According to a survey made by John M. Sullivan, Civil Engineer, April-May 1956, said Lot No. 28 and part of Lot No. 27 front together 162.40 feet on the northerly side of Moore Avenue and extend back 148.30 feet on the easterly line and 149.50 feet on the westerly line with the easterly right-of-way line of the Louisville and Nashville Railroad to a dead line, measuring 181.40 feet thereon, containing 0.5852 of an acre, more or less.

Being the same property conveyed to HAMILTON MOORE PARTNERSHIP, by Warranty Deed of record in Book 10817, Page 817, in the Register's Office of Davidson County, Tennessee.

TRACT V:

Land in Davidson County, Tennessee, being Lots Nos. 1 and 2 on the Plat of W.D. Hamilton's Subdivision of Block No. 9 of the Hamilton Land, as of record in Book 421, Page 91, Register's Office for said County.

Said Lot No. 1 and 2 front together 100 feet on the southerly side of Hamilton Ave. and run back between parallel lines with the easterly margin of Hogan Street 162-1/2 feet to an alley.

202107160096058

Being the same property conveyed to HAMILTON & MOORE, L.P., a Tennessee Limited Partnership, by Quitclaim Deed of record in Book 8829, Page 911, in the Register's Office of Davidson County, Tennessee.

TRACT VI:

Land in Davidson County, Tennessee, being the westerly 50 feet of Lot No. 23 and all of Lot No. 24 in the Moore Plan of Lots, as of record in Book 137, Page 91, in the Chancery Court for Davidson County, Tennessee.

Said part of Lot No. 23 and all of Lot No. 24 front together 150 feet on the northerly side of Moore Avenue and extend back between parallel lines 148-1/2 feet, more or less, to the south line of Hampton property.

Being a portion of the same property conveyed to HAMILTON & MOORE, L.P., a Tennessee limited partnership, by Quitclaim Deed of record in Instrument No. 20151020-0106434, in the Register's Office of Davidson County, Tennessee.

TRACT VII:

LAND in Davidson County, Tennessee, being Lot No. 25, on the Plan of the Subdivision of the Moore Property, as of record in Plat Book 137, Page 91, in the Chancery Court for Davidson County, Tennessee.

Said Lot No. 25 fronts 100 feet on the northerly side of Moore Avenue and runs back between parallel lines 148 1/4 feet to the northerly line of said plan of lots.

Being the same property conveyed to HAMILTON & MOORE, L.P., a Tennessee limited partnership, by Quitclaim Deed of record in Instrument No. 20151020-0106447, in the Register's Office of Davidson County, Tennessee.

TRACT VIII:

Land in Davidson County, Tennessee, being the easterly 50' of Lot No. 23 in the Moore Plan of Lot, as of record in Book 137, Page 91, in the Chancery Court for Davidson County, Tennessee.

Said part of Lot No. 23 fronts 50' in the northerly side of Moore Ave. and runs back between parallel lines, 148-1/2 feet more or less to a dead line.

Being the same property conveyed to HAMILTON & MOORE, L.P., a Tennessee Limited Partnership, by Quitclaim Deed of record in Book 8829, Page 913, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the year 2021, a lien not yet due and payable.

2. Acreage content of the subject property.

3. Possible right of Railroad to increase its right-of-way to the full extent of its charter.

4. Subject to all matters shown on the Plan of record in Plat Book 421, Page 91, Register's Office for Davidson County, Tennessee.

5. Subject to all matters shown on the Plan of record in Plat Book 137, Page 91, in the Chancery Court for Davidson County, Tennessee.

6. Rights of others, including utilities, in and to the portion of Alley No. 1806 abandoned pursuant to Ordinance No. BL2012-89, Metropolitan Government, Nashville and Davidson County, Tennessee.

7. Any rights, easements, interests, or claims which may exist by reason of, or reflected by, the following matters disclosed on the ALTA/NSPS Land Title Survey prepared by Timothy Mark Donlon, TN RLS No. 2297, for Donlon Land Surveying, LLC, dated March 3, 2020 and designated Job No. 220011:

   (a) Utility and drainage lines, with meters, valves, poles and other appurtenances;
   (b) Building encroachment of 0.2' - Tract V;
   (c) Building encroachment of 0.3' of building on adjoining property; and
   (d) Building encroachment of 0.8' of building on adjoining property.

Tennessee Certification of Electronic Document

I, Heather Wood, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on July 6, 2021 (date of document).

Heather Wood
Affiant Signature

July 6, 2021
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 6th day of July, 2021.

Brina Mathis
Notary's Signature

MY COMMISSION EXPIRES: 2-24-2025

NOTARY'S SEAL

BRINA MATHIS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY